

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-60 F/K/A: 01-266</u>	<u>IGLESIA CASA DE ADORACION, INC.</u>
<u>02-305</u>	<u>H. R. REALTY & INVESTMENTS, INC.</u>
<u>03-162</u>	<u>F.V. CONSTRUCTION CORP.</u>
<u>03-262</u>	<u>SUMMERVILLE DEVELOPMENT, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/28/02 TO THIS DATE:

HEARING NO. 02-1-CZ15-5 (02-60 F/K/A: 01-266)

26-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: IGLESIA CASA DE ADORACION, INC.

- (1) MODIFICATION of Condition #2 of Resolution 5-ZAB-135-94, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Iglesia Casa de Adoracion; La Casa del Joven,' as prepared by Julio J. Baladron, Architect, dated last revised 1-5-93 and consisting of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Youth in Action Outreach Program, Iglesia Casa de Adoracion; 13580 S.W. 252 St, Miami-Dade County,' as prepared by Julio J. Baladron, Architect, consisting of 1 sheet, dated revised 9-25-02 and one page dated and floor plans dated 4-10-00."

The purpose of the request is to permit the applicant to expand the use of the property by including a day care center on the site.

- (2) UNUSUAL USE to permit a day care center.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS FOR BUILDINGS OF PUBLIC ASSEMBLAGE to permit the existing structure to setback 24.12' from the interior side (west) property line from a property under different ownership (50' required).
- (4) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking areas within 25' of an official right-of-way (not permitted).
- (5) NON-USE VARIANCE OF LOT AREA REQUIREMENTS as applied to lots in the AU district, to permit a lot area of 4.11 acres (5 required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing) and under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: The west 1/3 of the east 3/5 of the north ½ of the NW ¼ of the SW¼ of the NW¼ in Section 26, Township 56 South, Range 39 East. PARCEL II: The north ½ of the west 2/5 of the north ½ of the NW¼ of the SW¼ of the NW ¼ of Section 26, Township 56 South, Range 39 East. PARCEL III: The south ½ of the west 2/5 of the north ½ of the NW¼ of the SW¼ of the NW¼ of Section 26, Township 56 South, Range 39 East and the west ½ of the east 2/5 of the north ½ of the NW¼ of the SW¼ of the NW¼ in Section 26, Township 56 South, Range 39 East.

CONTINUED ON PAGE TWO

HEARING NO. 02-1-CZ15-5 (02-60 F/K/A: 01-266)

26-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: IGLESIA CASA DE ADORACION, INC.

PAGE TWO

LOCATION: 13580 S.W. 252 Street and 25201-45 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.11 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/23/03 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and all of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and all of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60± Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)

RU-3M (Minimum Apartment House 12.9/net acre)

HEARING NO. 03-12-CZ15-1 (03-162)

2-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: F.V. CONSTRUCTION CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 280 Street & S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. AND: SUBDIVISION SITE: The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north 902.55' and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less street dedication, in Section 24, Township 56 South, Range 39 East. AND: The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the west 40' thereof. AND: The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the east 175' of the north 75' and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the west 418' of the south 520' in Section 19, Township 56 South, Range 40 East. AND: The west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East. AND: The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East. AND: FIRE STATION SITE: The east 245.63' of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)

BU-1 (Business – Neighborhood)